

Excerpts
Planning Commission Minutes
January 9, 2002

Application No. UP-588-02, Charity Ann Combs: Request for a special use permit, pursuant to Section 24.1-283(b) of the York County Zoning Ordinance, to authorize a beauty shop as a home occupation within a single-family detached dwelling located in the Edgehill subdivision at 103 York Lane and further identified as Assessor's Parcel No. 24J-2C-27. The property is zoned R20 (Medium density single-family residential) and the Comprehensive Plan designates this area for Medium Density Residential development.

Mr. Timothy Cross presented the staff report dated December 28, 2001, which contained a recommendation of approval.

The Chair opened the public hearing.

Ms. Charity Ann Combs, 103 York Lane, offered to answer questions about her application.

Mr. Ptasznik asked Ms. Combs if the Edgehill subdivision is covered by covenants, and Ms. Combs stated that it is not.

Chair Semmes closed the public hearing.

PC02-3(R)

On motion of Mr. Hendricks, which carried 7:0, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF AN APPLICATION
FOR A SPECIAL USE PERMIT TO AUTHORIZE A BEAUTY SHOP AS A
HOME OCCUPATION AT 103 YORK LANE

WHEREAS, Charity Ann Combs has submitted Application No. UP-588-02 requesting a special use permit, pursuant to Section 24.1-283(b) of the York County Zoning Ordinance, to authorize a beauty shop as a home occupation within a single-family detached dwelling on property located at 103 York Lane and further identified as Assessor's Parcel No. 24J-2C-27; and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has given careful consideration to the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 9th day of January, 2002, that Application No. UP-588-02 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to

authorize a special use permit, pursuant to Section 24.1-283(b) of the York County Zoning Ordinance, to establish a beauty salon as a home occupation within a single-family detached dwelling on property located at 103 York Lane and further identified as Assessor's Parcel No. 24J-2C-27, subject to the following conditions:

1. This use permit shall authorize the establishment of a one (1)-chair beauty shop as a home occupation within a single-family detached dwelling on property located at 103 York Lane and further identified as Assessor's Parcel No. 24J-2C-27.
2. The conduct of such home occupation shall be limited to an area within the existing home not to exceed 250 square feet.
3. The home occupation shall be conducted in accordance with the provisions of Sections 24.1-281 and 24.1-283(b) of the York County Zoning Ordinance, except as modified herein.
4. No person other than individuals residing on the premises shall be engaged on the premises in the home occupation.
5. The days and hours of operation shall be limited to Tuesdays and Thursdays from 10:00 AM to 7 PM, Wednesdays and Fridays from 10:00 AM to 4:00 PM, and Saturdays from 10:00 AM to 2:00 PM.
6. No more than one (1) customer at any one time shall be served within the applicant's home.
7. Retail sales on the premises shall be limited to incidental sales of shampoo, conditioning, and other hair care products.
8. No signs or other forms of on-premises advertisement or business identification visible from outside the home shall be permitted.
9. In accordance with the terms of the Zoning Ordinance, at least one (1) off-street parking space shall be provided on the premises to accommodate clients. This space shall be in addition to the two (2) spaces that are otherwise required for the single-family residence.
10. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this special use permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.
